236
FILED NO.
BOOK 34 PAGE 282
1982 AUG 23 PM 1:17
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $6.00

LEASE OF REAL ESTATE
SALE OF PERSONAL PROPERTY

I

PAMELA J. RUSTAN and KENNETH D. MADISON, both single persons, hereinafter referred to as LANDLORD, and EVELYN LAVERE CUMINGS, hereinafter referred to as TENANT, make the following lease agreement:

Landlord shall lease unto Tenant the space now occupied by Tenant's mobile home trailer on the following described real estate, to-wit:

> Northwest Quarter of the Northeast Quarter of Section 35, Township 75 North, Range 27, West of the Fifth P. M., Madison County, Iowa.

Tenant presently owns a mobile home trailer situated on the above described real estate and shall be allowed to maintain such mobile home trailer, or any personal property replacement thereof, as her personal residence.

This lease shall commence 1 September, 1982, and shall terminate 31 August, 2002, a period of 20 years, or upon Tenant's death, whichever is earlier.

Tenant shall pay to Landlord the total rental sum of $1,000.00, payable $50.00 per year in advance on or before 1 September, of each year, commencing 1 September 1982.

Tenant shall not have the right to sublease the above described premises without prior written approval of Landlord.

Tenant shall have all reasonable access to the real estate described above necessary for peaceful enjoyment of the residence space occupied by Tenant's mobile home trailer.

Payment of all utilities shall continue in the same fashion as now exists.

The parties hereto agree that the main purpose of this lease is to provide a certain and secure place of residence for Tenant for as long as Tenant lives or desires to maintain her permanent residence on the premises.

II

Simultaneously with the execution of the foregoing real estate lease the parties hereby enter into a second,and entirely separate, agreement for the sale of personal property belonging to Evelyn LaVere Cumings.

Evelyn LaVere Cumings sells and Pamela J. Rustan and Kenneth D. Madison purchase the following described personal property upon the terms indicated:

A. Chain saw
B. Garden tractor and equipment
C. Ford tractor and equipment
D. Tiller
E. Tenant's share (50%) of equipment owned in common with Phillip Youmans.
F. Miscellaneous tools and equipment.

On or before 31 December 1983 Pamela J. Rustan and Kenneth D. Madison shall pay the total sum of $2,500.00 to Evelyn LaVere Cumings for the items enumerated.

Purchasers shall take immediate possession of the items enumerated.

No interest will be charged for this particular agreement.

Kenneth D. Madison
Landlord - Purchaser

Evelyn LaVere Cumings
Tenant - Seller

Pamela J. Rustan
Landlord - Purchaser

IND.
REC.
PAGE

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 23 day of AUGUST, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Evelyn LaVere Cumings to me known to be the identical person named in and who executed the foregoing Agreements and acknowledged that she executed the same as her voluntary act and deed.

Chet R. Chickering
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CHET R. CHICKERING
30 SEP 83

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 23 day of AUGUST, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela J. Rustan and Kenneth D. Madison, to me known to be the identical persons named in and who executed the foregoing Agreements and acknowledged that they executed the same as their voluntary act and deed.

Chet R. Chickering
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CHET R. CHICKERING
30 SEP 83